

# Memorandum

**TO:** PARK AND RECREATION  
COMMISSION

**FROM:** David J. Mitchell

**SUBJECT: LUNDY AND McKAY  
TURNKEY PARK SITE**

**DATE:** 03-28-05

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Approved

Date

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## **RECOMMENDATION**

Approve a recommendation to the City Council regarding the proposed site plan associated with the Lundy and McKay Turnkey Park Site.

## **BACKGROUND**

The Developer, the Riding Group, is proposing the development of 106 single-family attached units and 198 multi-family units for a total number of 304 new residential units on a 17.38 gross acre site located on McKay Drive, between Lundy Avenue and Ringwood Avenue. To fulfill its parkland obligation for PD04-074, the Developer is proposing a 1.25-acre neighborhood park site as a turnkey park project. The Developer has prepared a site plan for the park and presented it to the community on December 15, 2004. This plan was provided to the Commission on March 16, 2005.

## **ANALYSIS**

The Commission is to conduct a public hearing on Wednesday, April 6, 2005, to consider an approval of a recommendation to the City Council regarding proposed site plan for a new 1.25-acre park site on McKay Drive. The revised site plan, which includes a play area, picnic area, open turf area and a half basketball court, will be presented to the Commission at this meeting.

Brooktree and Townsend are the nearest parks, which are 2/3 of a mile from the proposed park site on McKay Drive. The nearest school site is Orchard School on Old Oakland Road. A public neighborhood park at this location is warranted under the Greenprint.

The 1.25-acre park dedication is equal to the 106 single-family attached units and 49 of the multi-family attached units. The remaining 149 multi-family attached units yields \$1,251,600 to design, construct and pay for the City's design review and inspection fee at 15 percent of the proposed construction costs for the park. This amount of money should be adequate to construct

the neighborhood park as proposed. The annual maintenance costs is estimated at \$15,000 to \$20,000 per year.

### **PUBLIC OUTREACH**

A notice of the public hearing was mailed by the developer to property owners and renters within 500 feet of the developer's project site and those who have expressed interest in the park by attending the December 15, 2004 Community Meeting. A display ad was placed in the San Jose Mercury News to run on March 29 and April 3, 2005. An e-mail was sent to those neighborhood associations on the Neighborhood Development Center's databank.

### **CEQA**

EIR Resolution No. 72327

David J. Mitchell  
Parks Planning Manager

Attachments: Location Map  
Proposed Site Plan of Park